

CAVALIERI RANCH ESTATE

FOR SALE

364 Acres

Prime Ranch Land

Sonora, CA
Tuolumne County

\$3,000,000

Foothill Land For Sale; 364 acres, Historic Cavalieri Ranch with fenced irrigated pasture, two homes, horse barn, large shop and hay barns. Located near the communities of Sonora and Columbia, this property represents a prime candidate for a buy/hold investor who wants a get-away property in the California foothills. Use the ranch for all of its rural lifestyle amenities, then develop and sell prime rural lots in the future. Property has a pre-1914 water right for 3.5 sec-ft. of flow.



TRI Outdoor Properties

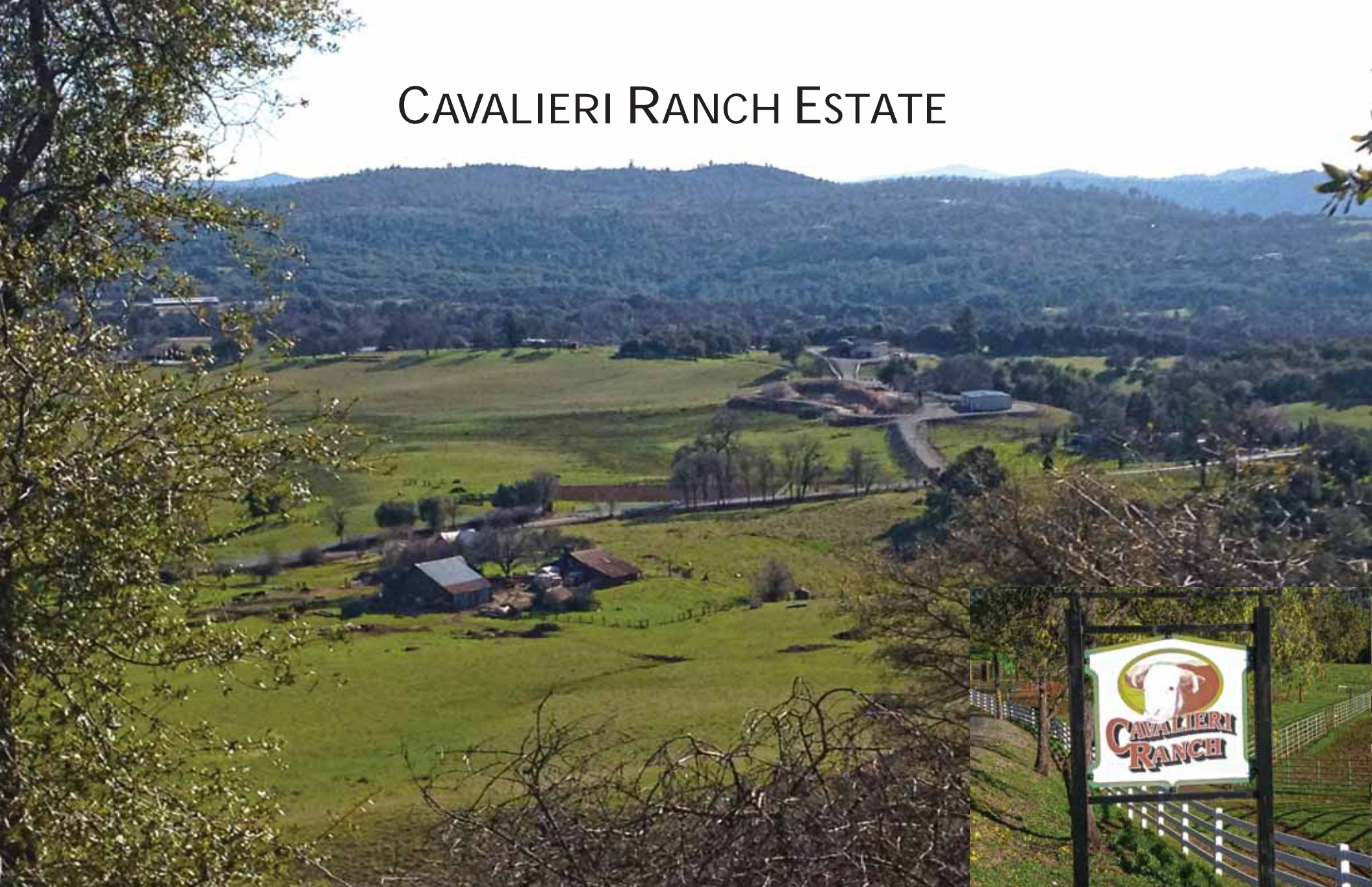
LAND BROKERAGE / Recreational · Agricultural · Conservation

A Division of TRI Commercial Real Estate

Building Great Relationships Between People and the Outdoors

**SERVING
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CAVALIERI RANCH ESTATE



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CAVALIERI RANCH ESTATE

9325 Fraguero Road
Sonora, CA
Cross Street: State Highway 49

APN: Tuolumne County:
039-010-01, 030, 34
039-020-11; 039-030-23, 24
039-330-12; 039-320-04
039-020-09; 039-390-02

Acres: Approximately 364 Acres

Elevation Minimum/Maximum:
1,539 Feet - 2,070 Feet

Latitude: 37.997468
Longitude: -120.445299

Zoning: AE 37
Price: \$3,000,000

Terms: Cash or submit terms.

MLS#: 16065307

Amenities: 1) 2 homes, 2 barns, stable, arena, large shop, equipment storage 2) Large pond for fishing, swimming 3) Full set of working corrals 4) Vinyl Fencing on entry 5) Senior water rights - 3.5 sec-ft. 6) General plan update allows 3, 5 and 10 acre lots



Round pen and Roping Arena

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3 Bedroom 2 Bath , 2,200 Sq. Ft. Home

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Horse Barn and Shop

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Old Ranch Headquarters

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*Large parcels on north side of
property with panoramic views, good water and more.*

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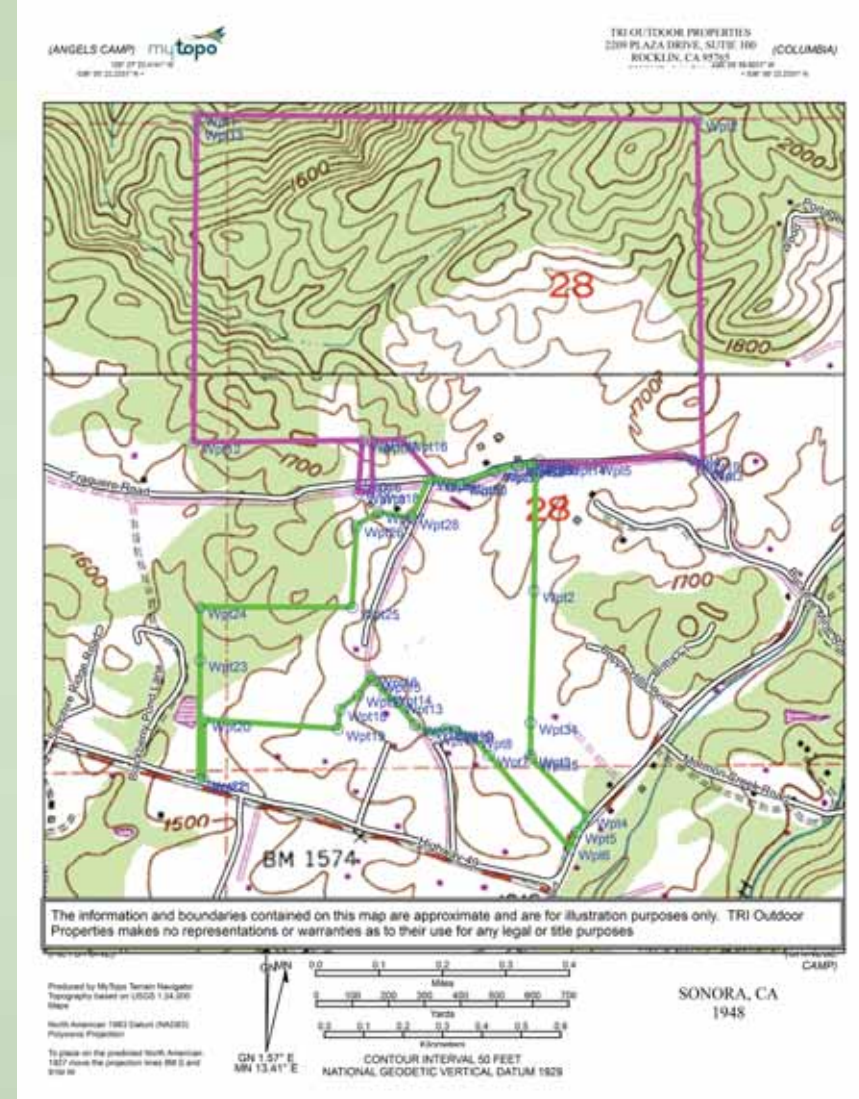
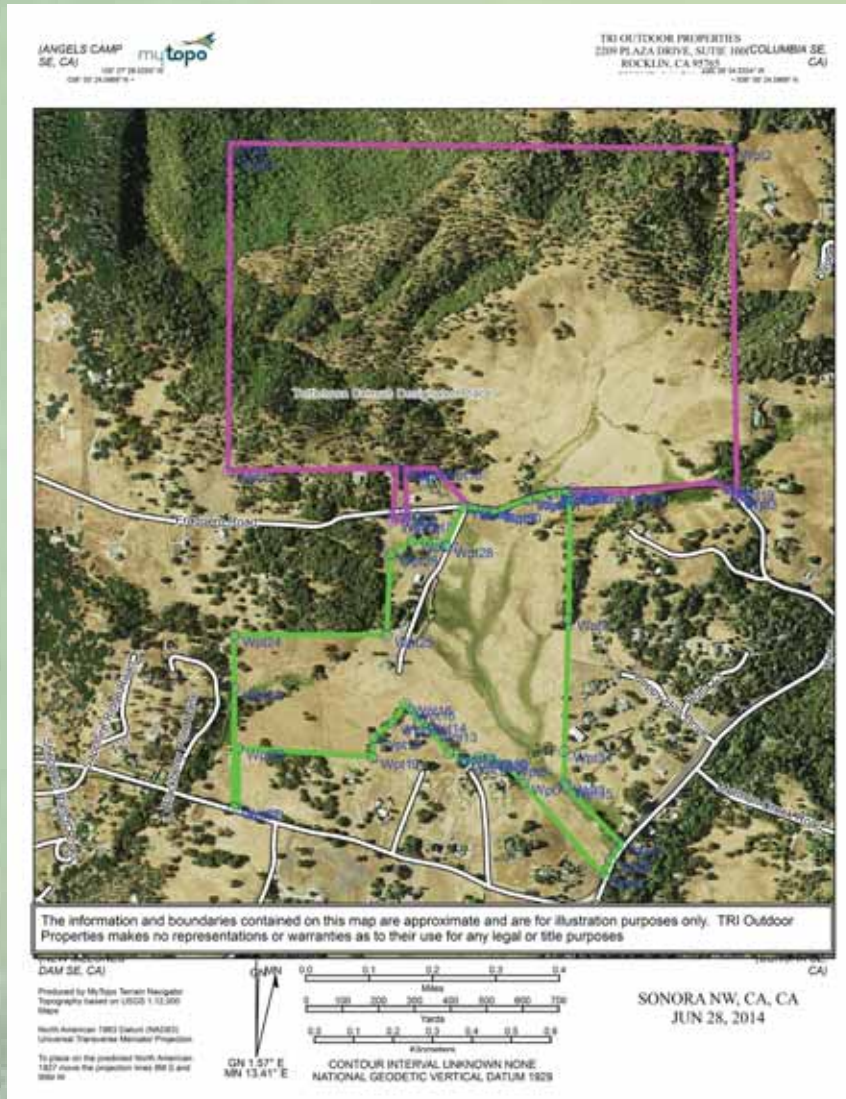
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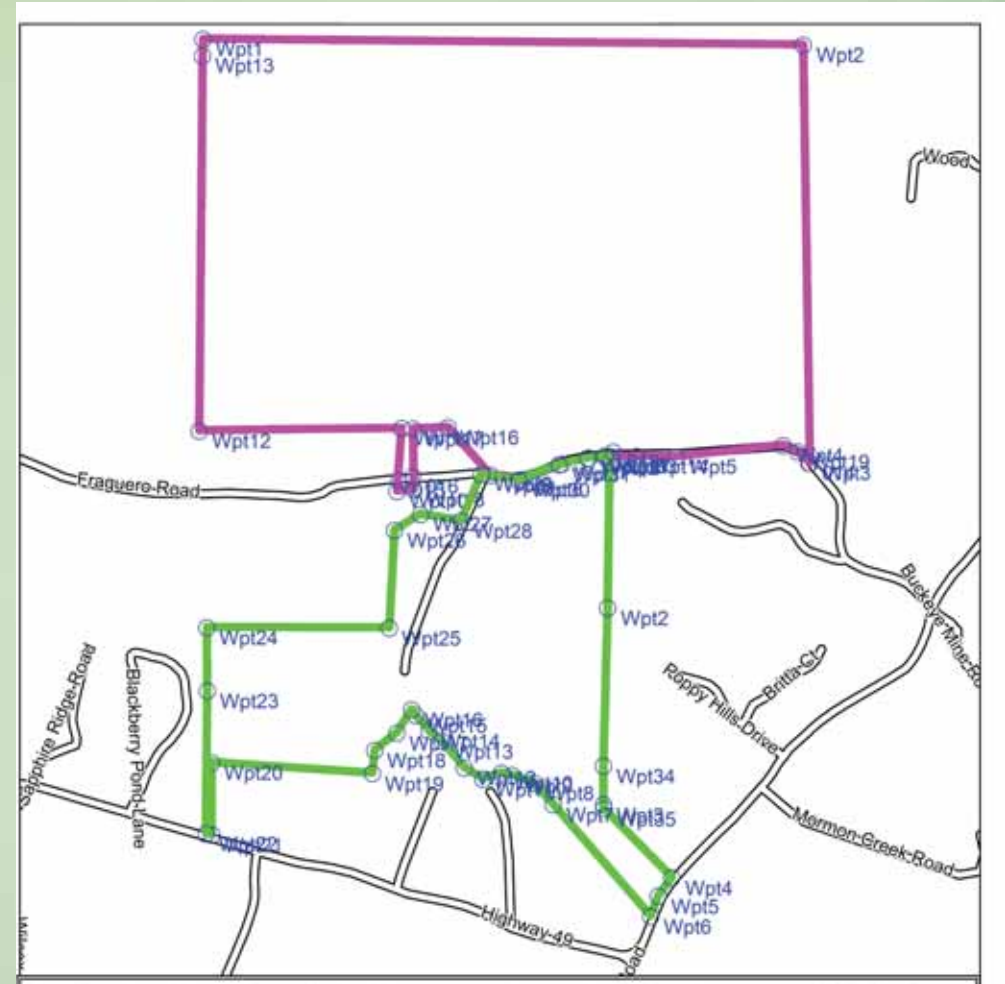
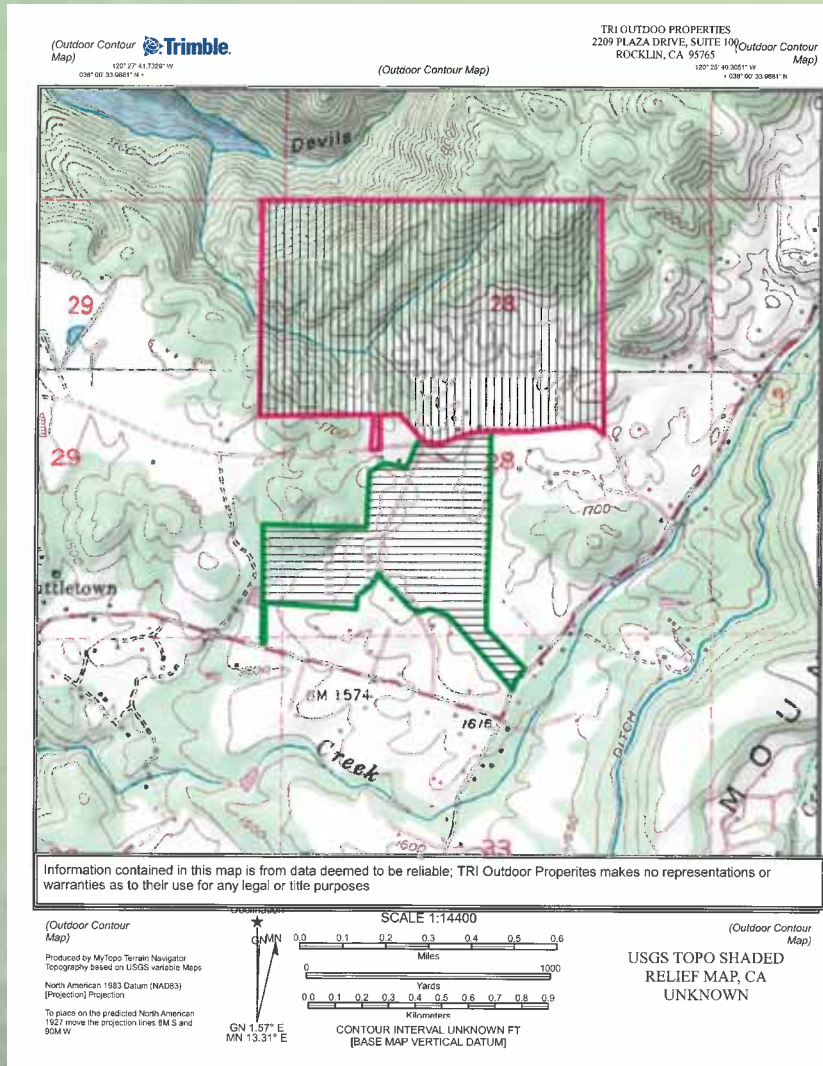


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